



## Planning & Zoning Commission

### Regular Meeting

Thursday, April 14, 2016

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

#### PRESENT

Linda Sorensen, Chairwoman

Linda Beard, Member

Wes Duncan, Member

Alan Johnson, Member

Roger Zeeman, Member

#### ABSENT

Rand Crafts, Member

Richard Jones, Member

#### ALSO PRESENT

Dent Kirkland, Code Enforcement Officer

Travis Stanworth, Asst. Code Enforcement

Officer

Lora Fitch, Deputy Recorder

Rob Droubay, Property Owner

Randy Morris, City Employee

Victor Chaudhary, Property Owner

Sanket Chaudhary, Delta Citizen

Russ Greathouse, Property Owner

Chair Woman Sorensen called the meeting to order at 7:02 p.m. She stated that notice of the time, place and the agenda of the meeting had been posted at the City Building, on the Utah Public Notice website, the Delta City website, and had been provided to the Millard County Chronicle-Progress and to each member of the Commission at least two days prior to the meeting.

#### **MINUTES**

The proposed minutes of a Planning & Zoning Commission Meeting held March 10, 2016 were presented for consideration and approval. It was noted that Commission Member Zeeman's attendance needed to be corrected. Commission Member Johnson made a MOTION to accept the Planning and Zoning Minutes of March 10, 2016 with the attendance correction. Commission Member Duncan SECONDED the motion. The motion passed with Commission Members Beard,

Crafts, Duncan, Johnson, Zeeman, and City Representative Niles in favor and Members Crafts and Jones being absent.

**BUSINESS**

Preliminary Plat Combining 8 Lots and Subdividing into 2

Victor Chaudhary informed the Commission Board that he would like to combine eight small lots around the Harts Gas Station together and then divide them into two large lots for future building and selling purposes. Code Enforcement Officer Kirkland explained that they didn't have a map of the lots in question on hand, but back when the highway turned, the land surrounding it was divided into small, oddly shaped lots. There was a discussion about the land in question and the vacant lot. Mr. Chaudhary stated that the reason he wanted to divide the land the way he had on the map was so that he could build a motel on the corner of land on Main Street and then sell the gas station. Code Enforcement Officer Kirkland explained that the lot already had most of the improvements needed but, suggested that there be a ten-foot easement all the way around the property on the lots. Commission Member Beard made a MOTION to approve the preliminary plat combining of 8 lots and subdividing them into two with a ten-foot easement all the way around the lots. Commission Member Johnson SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Johnson, Zeeman, and City Representative Niles in favor and Members Crafts and Jones being absent.

Final Plat Combining 8 Lots and Subdividing into 2

Commission Member Johnson made a MOTION to approve the final plat combining of 8 lots and subdividing them into two with a ten-foot easement all the way around the lots. Commission Member Duncan SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Johnson, Zeeman, and City Representative Niles in favor and Members Crafts and Jones being absent.

Amending Sand Ridge Subdivision

Russ Greathouse stated that one of the main reasons that he wanted to amend the plat was because the original cul de sac had not been cost effective. Mr. Greathouse stated that he wanted to remove the currently non-existent road from the plat since he isn't building the cul de sac. It was noted that the name would need to be changed slightly so that the amended plat was able to be differentiated from the original. Code Enforcement Officer stated that Mr. Greathouse had sounded willing to put up a bond for the required improvements and that the sewer had been taken care of already and that the only concern left was whether or not there needed to be street lights installed in the Sand Ridge Subdivision. There was a discussion about street lights and the commission decided that a street light would not be necessary. Commission Member Zeeman

made a MOTION to approve the amendment to the Sand Ridge Subdivision as was shown on the given map with the condition that there be a bond placed. Commission Member Duncan SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Johnson, Zeeman, and City Representative Niles in favor and Members Crafts and Jones being absent.

#### Modifying/Creating New Zone

Rob Droubay presented the Commission with some ideas for making a modification to the current rural residential zone to allow for half acre lots and to create another zone for an even more rural situation. Mr. Droubay stated that the current rural residential zone does not allow half acre lots, but that years ago they were allowed but not with animal rights. There was a discussion about the potential of further subdividing lots. Mr. Droubay explained more about his idea for a more rural zone allowing for an atmosphere with larger lots, less density, no sidewalk or curb and gutter. Mr. Droubay showed the commission what Tooele County has for their rural zoning ordinances and explained the different degrees of rural zoning that they allow. There was a discussion about how the Tooele County rural zoning was comparable to the needs for Delta City's Zoning and how it may and may not be applicable. Soil conditions were discussed and how they could affect the lack of curb and drainage. The Commission agreed to look over Mr. Droubay's suggestions for zone changes and to have the City Attorney look over them and to take them into consideration.

#### **OTHER BUSINESS**

Code Enforcement Officer Kirkland stated that he had been looking over the subdivision ordinances and the older ordinances had allowed half acre lots. City Attorney Anderson had stated that there would need to be a Public Hearing before the ordinance could be changed to allow for half acre lots again and had sent a copy of the proposed changes to the Subdivision Ordinance to the Commission to look over. Code Enforcement Officer Kirkland asked the Commission what they thought about the suggested changes. There was a discussion about the cost-sharing that was in the proposed change as the Commission didn't want to completely cut that out as an option. Code Enforcement Officer Kirkland stated that he had worried about that as well, but there had been a number of recent cases where non-qualifying citizens have tried to use the cost-share to handle their inapplicable costs. The Commission discussed doing a work meeting to take a close look at the Subdividing Ordinances to tailor them to fit our community better than they do. Some of the inconsistencies that would need to be fixed in the subdivision ordinance were noted. Commission Member Beard made a MOTION to set a public hearing for the allowance of half acre lots in rural residential zones on May 12 at 6:45 p.m. Commission Member Johnson SECONDED the motion. The motion passed with Commission Members Beard,

Crafts, Duncan, Johnson, Zeeman, and City Representative Niles in favor and Members Crafts and Jones being absent.

A Public Hearing was set for the allowance of half acre lots in rural residential zones on May 12 at 6:45 p.m.

Code Enforcement Officer asked the Commission to consider what they would like to have done to help enforce the ordinance that does not allow metal shipping containers in yards without a special use permit.

Chairwoman Sorensen informed the Commission that she had been researching traffic enforcement ordinances and regulations around Utah and stated that she would like the Commission to look into adopting a more detailed ordinance regarding the controlling of traffic.

With no other questions or concerns, Commission Member Zeeman MOVED to adjourn the meeting. Commission Member Duncan SECONDED the motion. The motion passed with Commission Members Beard, Crafts, Duncan, Johnson, Zeeman, and City Representative Niles in favor and Members Crafts and Jones being absent.

Chair Woman Linda Sorensen declared the meeting adjourned at 8:10 p.m.

Minutes Approved

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Lora Fitch, Deputy Recorder